

LOT  
**64**

## Land west of Pendrim Road and south of 15 Elm Tree Road, Looe, Cornwall PL13 1HX

GUIDE PRICE **£30,000–£40,000\***

LAND

### Description

An interesting opportunity to acquire a parcel of currently wooded amenity land, with views over the East & West Looe rivers and Mill Pond, enjoying an elevated position in the popular seaside town of Looe. The land measures circa 0.15 acres/.0603 hectares and previously had a Grant of Conditional Planning Permission granted at appeal under application number APP/D0840/W/19/3220733, on the 17/04/2019, for 'Construction of dwelling with associated works' which has since lapsed. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

### Situated

Looe is a popular seaside destination with a thriving town centre offering an array of shops, cafes and public houses, along with a sandy beach and a working harbour. Local educational and recreational facilities are readily available and cater for all age groups, along with a branch line to the nearby market town of Liskeard.

### Viewings

At any reasonable time during daylight hours and at the viewers own risk, or by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide

Property Auctions 01395 275691.

### EPC Rating

Exempt

### Council Tax Band

Exempt.

### Tenure

Freehold

